

Windsor Park HOA
Board Minutes – December 14, 2023

Windsor Park's HOA Board of Directors met Thursday, December 14, 2023, at 1219 Windsor Park Drive. Attendees were Phillis Bowers President, Judie Chapin Secretary/Treasurer, Rob Bergen Board member, Sherine Antuon Board member. Phillis called the meeting to order at 1:00 pm.

Rob Bergen, WP's irrigation contractor, requested the board to participate in a tele-communication conference with Jonathan Cook the project manager for Deeply Digital, the optic company responsible for installing the cable network for internet service in Fruita and now working in Windsor Park.

During the tele-conference, the board expressed their concerns on the lack of transparency and damage caused by the crew members installing the cable. During installation they have pierced many irrigation lines, damaged sprinkler heads and major water pipes. Further conversation led to assurances by Johnathon Cook to have a crew meet with Rob on Monday morning to begin the repairs on two main pipe breaks that have prevented our ability to blow out the irrigation system to prepare for the winter months.

Jonathon Cook assured the board the company will be completely responsible for repairing all damage caused during the cable installation and all costs relating to the damage and hiring third party contractors to work in WP repairing damages.

The board agreed to continue with PB&J as the landscape contractor for 2024 depending on the results of a meeting between the owner who resides in Denver and Paul Miller the project manager for Grand Junction. Rob will contact Paul and the owner then notify the board when they will be available to meet with the board.

Sherine Antoun volunteered to write a Scope of Work for the landscape contract and will email it to the board for rewrites. Once completed the document will be forwarded to Heritage who will provide it to any landscape company interested in submitting a bid for the WP landscape maintenance contract.

Phillis Bowers board president resigned and said she would remain as a board member but not president. year members then appointed Sherine Antoun as the President for the board of directors for the reaming 2023 year and 2024. Rob Bergen, Judie Chapin, and Phillis Bowers have completed their three-year term; all three decided to continue serving for another three years, their names will be placed on the ballot for re-election during the 2024 Annual meeting DTBD.

Work on the budget for 2024 will begin at the end of the fiscal year in December. Heritage Property Management company will prepare a budget for the board's review and approval then a date for the 2024 Annual meeting can be scheduled.

Phillis Bower adjourned the meeting at 1:50 p.m.

Respectfully submitted,
Judie Chapin
Secretary/Treasurer WPHOA